BOUNDER FARMS SECTION 2
FARM LOTS 32 & 33, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DELAWARE, DELAWARE COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF DELAWARE, AND CITY OF DELAWARE, BEING A PART OF FARM LOTS 32 & 33, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 19, UNITED STATES MILITARY LANDS, AND BEING 14.152 ACRES OUT OF AN ORIGINAL 83.362 ACRE TRACT DESCRIBED AS TRACT 1, AN ORIGINAL 0.42 ACRE TRACT DESCRIBED AS TRACT 2 - PARCEL 1, AN ORIGINAL 0.037 ACRE TRACT DESCRIBED AS TRACT 2 - PARCEL 2, AN ORIGINAL 0.158 ACRE TRACT DESCRIBED AS TRACT 3 - PARCEL 1 AND AN ORIGINAL 2.000 ACRE TRACT DESCRIBED AS TRACT 3 - PARCEL 2 ALL AS CONVEYED TO ROUTE 36 PARTNERS, LLC OF RECORD IN OFFICIAL RECORD 962, PAGE 876, DELAWARE COUNTY RECORDER'S OFFICE;

THE UNDERSIGNED, PULTE HOME OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY BY _____, _____, BEING THE OWNER OF THE LAND PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS BOULDER FARMS SECTION 2, A SUBDIVISION OF 35 LOTS NUMBERED 49 THROUGH 83 CONSECUTIVELY AND RESERVES "D" & "E" DEDICATED AS PARK AND/OR OPEN SPACE AND DO HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE 2.454 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SAID PULTE HOME OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE BELOW EASEMENTS PARAGRAPHS.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF DELAWARE, OHIO, FOR THE BENEFIT OF PULTE HOME OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF _____, _____ OF _____, HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____, 20____.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

PULTE HOME OF OHIO LLC,
A MICHIGAN LIMITED LIABILITY COMPANY

_____ SIGNATURE

_____ NAME

_____ PRINTED

_____ TITLE

_____ SIGNATURE

_____ PRINTED

Notary for Owner

STATE OF OHIO, COUNTY OF _____ SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE A FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL _____

THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

ROUTE 36/37 PARTNERS, LLC
AN OHIO LIMITED LIABILITY COMPANY

_____ SIGNATURE

_____ NAME

_____ PRINTED

_____ TITLE

_____ SIGNATURE

_____ PRINTED

Notary for Owner

STATE OF OHIO, COUNTY OF _____ SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE A FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL _____

THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

PC CASE NO. _____ APPROVED BY PLANNING COMMISSION ON_____

APPROVED AND ACCEPTED THIS _____ DAY OF_____, 20___, WHEREIN ALL EASEMENTS, SHOWN DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE CITY COUNCIL OF THE CITY OF DELAWARE, OHIO.

_____ PAUL J. BRAKE, CITY MANAGER DATE

_____ SANDRA PEREIRA, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR DATE

_____ JONATHAN OWEN, P.E., CITY ENGINEER DATE

_____ PERRY MICKLEY, ACTING UTILITIES DIRECTOR DATE

TRANSFERRED THIS ____ DAY OF _____, 20___ _____ AUDITOR, DELAWARE COUNTY, OHIO

RECORDED THIS ____ DAY OF_____, 20___ _____ RECORDER, DELAWARE COUNTY, OHIO

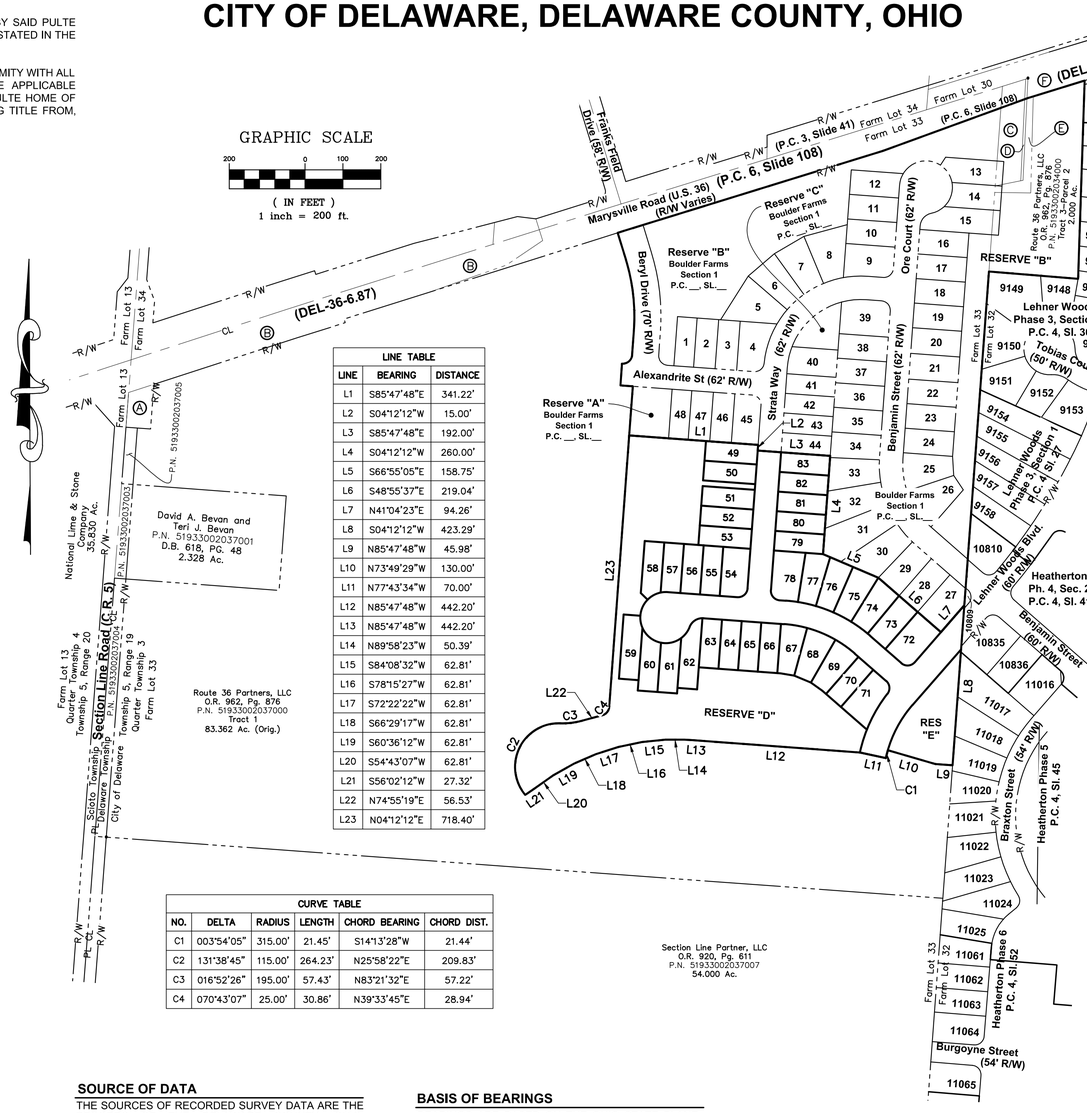
FILE NO. _____

STORED IN PC:_____ SL:_____

GRAPHIC SCALE

200 0 100 200

(IN FEET)
1 inch = 200 ft.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S85°47'48"E	341.22'
L2	S04°12'12"W	15.00'
L3	S85°47'48"E	192.00'
L4	S04°12'12"W	260.00'
L5	S66°55'05"E	158.75'
L6	S48°55'37"E	219.04'
L7	N41°04'23"E	94.26'
L8	S04°12'12"W	423.29'
L9	N85°47'48"W	45.98'
L10	N73°49'29"W	130.00'
L11	N77°43'34"W	70.00'
L12	N85°47'48"W	442.20'
L13	N85°47'48"W	442.20'
L14	N89°58'23"W	50.39'
L15	S84°08'32"W	62.81'
L16	S78°15'27"W	62.81'
L17	S72°22'22"W	62.81'
L18	S66°29'17"W	62.81'
L19	S60°36'12"W	62.81'
L20	S54°43'07"W	62.81'
L21	S56°02'12"W	27.32'
L22	N74°55'19"E	56.53'
L23	N04°12'12"E	718.40'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	003°54'05"	315.00'	21.45'	S14°13'28"W	21.44'
C2	131°38'45"	115.00'	264.23'	N25°58'22"E	209.83'
C3	016°52'26"	195.00'	57.43'	N83°21'32"E	57.22'
C4	070°43'07"	25.00'	30.86'	N39°33'45"E	28.94'

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE DELAWARE COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 7661". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

PERMANENT MARKERS, WHERE INDICATED, ARE TO BE SET AND ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT. THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NSRS2011). SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION AND DETERMINE A PORTION OF THE SOUTHERLY RIGHT-OF-WAY OF MARYSVILLE ROAD (U.S. 36) TO HAVE A BEARING OF N 72°30'51" E.

FLOOD DESIGNATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 39041C0111K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009 AND COMMUNITY PANEL NUMBERS 39041C0095K, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2023, IN DELAWARE COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONING DISTRICT: A-1 PMU

SETBACKS

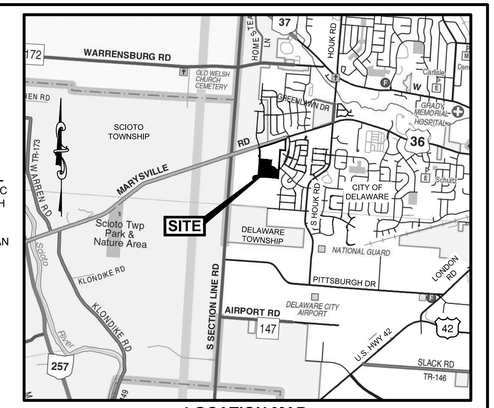
SETBACKS SHALL ADHERE TO THE APPROVED DEVELOPMENT TEXT DATED 9/12/2022.

SECTION 2

TOTAL AREA:	14.152 ACRES
TOTAL R/W AREA:	2.455 ACRES
NET SECTION 1 AREA LESS R/W:	11.697 ACRES
OPEN SPACE/PARK (RESERVES D & E):	5.572 ACRES
BUILDABLE LOTS (35) AREA:	6.125 ACRES

OWNER/DEVELOPER

PULTE HOME OF OHIO, LLC
475 METRO PLACE SOUTH
DUBLIN, OHIO 43017
PHONE: 614-376-1018
CONTACT: MATT CALLAHAN



LOCATION MAP
NO SCALE

NOTES

1. DRAINAGE AND UTILITY EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING MAJOR STORM DRAINAGE SWALES AND UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND APPURTENANT WORKS IN ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE AND UTILITY EASEMENT" HEREON INCLUDING THE RIGHT TO CLEAN, REPAIR AND CARE FOR SAID SWALES AND UTILITIES TOGETHER WITH THE RIGHT OF ACCESS TO SAID AREAS FOR SAID PURPOSE. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT.
2. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF THE CITY OF DELAWARE ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE AND RECOMMENDED MINIMUM FINISHED GRADE ELEVATIONS AND/OR LOT GRADING PLANS. SAID PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.
3. ROOF DOWN SPOUTS, BASEMENT SUMP PUMP, FOUNDATION DRAINS, STORM TILES, YARD INLETS, OR CATCH BASINS, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
4. BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET, IF LOCATED ON THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.
5. WHERE DEDICATED, SANITARY SEWER EASEMENTS ARE INTENDED SOLELY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC SANITARY SEWERS AND SERVICE CONNECTIONS AND CANNOT BE OCCUPIED BY OTHER UTILITIES.
6. MAINTENANCE OF "DRAINAGE & UTILITY EASEMENTS" SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS PLATTED HEREON, THEIR SUCCESSORS, OR ASSIGNS AND IS TO BE TRANSFERRED WITH OWNERSHIP OF SAID LOT.
7. THERE SHALL BE NO CONVEYANCE OF ANY LOT SMALLER IN WIDTH OR AREA THAN INDICATED ON THIS PLAT.
8. THIS SUBDIVISION PLAT DOES NOT SHOW ALL EASEMENTS OF RECORD THAT MAY AFFECT THE SHOWN LOTS. A TITLE REPORT SHOULD BE OBTAINED TO ENSURE ALL EASEMENTS ARE KNOWN PRIOR TO DEVELOPMENT OF SAID LOTS.
9. RESERVES "A", "B", "C" AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY BOULDER FARMS HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PARKLAND AND OPEN SPACE, STORMWATER MANAGEMENT FACILITIES AND OTHER USES ALLOWED BY THE THEN CURRENT ZONING.
10. WHERE DEDICATED, LIGHTING EASEMENTS ARE INTENDED SOLELY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC STREET LIGHTING INFRASTRUCTURE AND ELECTRIC SERVICE.

OWNERSHIP INFORMATION

(A) Board of Commissioners of Delaware County Ohio
O.R. 758, Pg. 2049
0.1567 Ac. (Parcel 12 WDV)

(B) State of Ohio, Department of Transportation
O.R. 758 Pg. 2059
1.899 Ac. (Parcel 12 WD)

(C) Route 36 Partners, LLC
P.N. 519330020360000
O.R. 962, Pg. 876
Tract 2—Parcel 1
0.42 Ac. (Original)

(D) Route 36 Partners, LLC
P.N. 519330020360000
O.R. 962, Pg. 876
Tract 2—Parcel 2
0.037 Ac. (Original)

(E) Route 36 Partners, LLC
P.N. 519330020350000
O.R. 962, Pg. 876
Tract 3—Parcel 1
0.158 Ac. (Original)

(F) State of Ohio
O.R. 407, Pg. 704
Parcel 1 WD
1.42 Ac.

LEGEND
○ = IRON PIN SET
◎ = PERMANENT MARKER
☼ = PK NAIL SET
● = IRON PIN FOUND
✱ = PK NAIL FOUND

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

_____ DOUGLAS R. HOCK, P.S. DATE
REGISTRATION NUMBER 7661

Final Plat

PLAN PREPARED BY: JRS
CHECKED BY: DDD

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: February 18, 2026

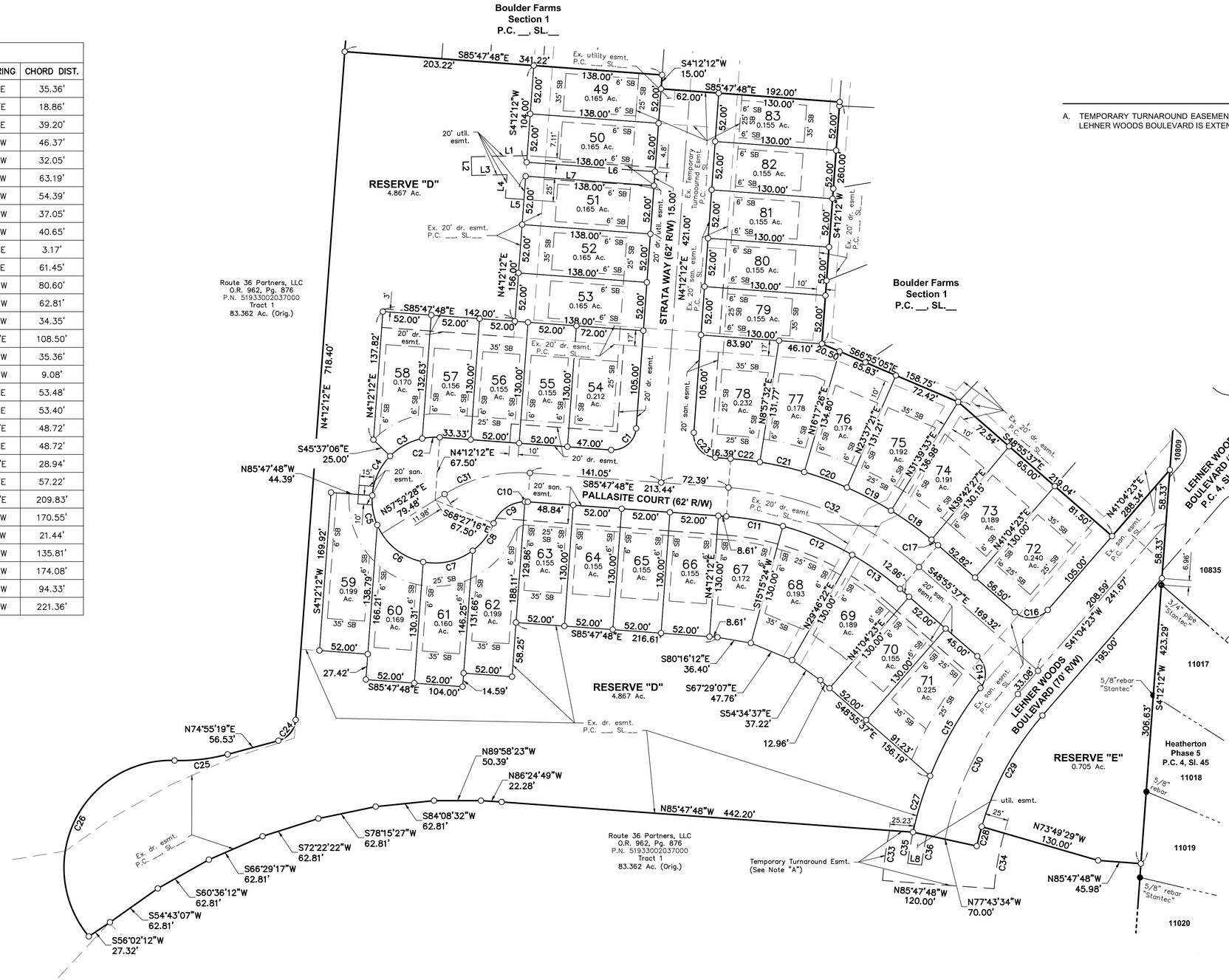
SHEET 1 / 2
JOB NO.: 23-0027-722

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BOULDER FARMS SECTION 2
FARM LOTS 32 & 33, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DELAWARE, DELAWARE COUNTY, OHIO

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	090°00'00"	25.00'	39.27'	N49°12'12"E	35.36'
C2	016°03'37"	67.50'	18.92'	N86°10'24"E	18.86'
C3	033°45'41"	67.50'	39.77'	N61°15'44"E	39.20'
C4	040°10'42"	67.50'	47.33'	S24°17'33"W	46.37'
C5	027°28'00"	67.50'	32.36'	N09°31'48"W	32.05'
C6	055°49'11"	67.50'	65.76'	N51°10'23"W	63.19'
C7	047°31'01"	67.50'	55.98'	S77°09'31"W	54.39'
C8	031°51'17"	67.50'	37.53'	S37°28'22"W	37.05'
C9	067°41'07"	36.50'	43.12'	S55°23'17"W	40.65'
C10	004°58'21"	36.50'	3.17'	S88°16'59"E	3.17'
C11	011°03'12"	319.00'	61.54'	S80°16'12"E	61.45'
C12	014°30'58"	319.00'	80.82'	N67°29'07"W	80.60'
C13	011°18'01"	319.00'	62.92'	N54°34'37"W	62.81'
C14	086°47'41"	25.00'	37.87'	N05°31'46"W	34.35'
C15	016°12'05"	385.00'	108.87'	N29°46'02"E	108.50'
C16	090°00'00"	25.00'	39.27'	S86°04'23"W	35.36'
C17	001°21'56"	381.00'	9.08'	N49°36'35"W	9.08'
C18	008°02'54"	381.00'	53.52'	S54°19'00"E	53.48'
C19	008°02'12"	381.00'	53.44'	S62°21'33"E	53.40'
C20	007°19'55"	381.00'	48.75'	S70°02'36"E	48.72'
C21	007°19'55"	381.00'	48.75'	S77°22'31"E	48.72'
C24	070°43'07"	25.00'	30.86'	N39°33'45"E	28.94'
C25	016°52'26"	195.00'	57.43'	N83°21'32"E	57.22'
C26	131°38'45"	115.00'	264.23'	N25°58'22"E	209.83'
C27	025°35'38"	385.00'	171.98'	S25°04'15"W	170.55'
C28	003°54'05"	315.00'	21.45'	S14°13'28"W	21.44'
C29	024°53'52"	315.00'	136.88'	S28°37'27"W	135.81'
C30	028°47'57"	350.00'	175.92'	S26°40'24"W	174.08'
C31	036°19'44"	151.29'	95.92'	S76°02'20"W	94.33'
C32	036°52'11"	350.00'	225.22'	N67°21'42"W	221.36'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	59.85'	N88°51'02"E
L2	20.00'	N01°08'58"W
L3	37.89'	N88°51'02"E
L4	25.15'	S04°12'12"W
L5	20.00'	N85°47'48"W
L6	118.01'	N86°36'13"W
L7	118.01'	N86°36'13"W
L8	15.00'	S82°46'07"E



NOTE

A. TEMPORARY TURNAROUND EASEMENT SHALL BECOME NULL AND VOID AT SUCH TIME LEHNER WOODS BOULEVARD IS EXTENDED.

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

LEGEND

00 = LOT NUMBER
"SAN. ESMT." – SANITARY EASEMENT
"DRAIN. ESMT." – DRAINAGE EASEMENT
"UTIL. ESMT." – UTILITY EASEMENT

Final Plat

PLAN PREPARED BY: JRS
CHECKED BY: DDD

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 60'
DATE: FEBRUARY 18, 2026

SHEET 2 / 2
JOB NO.: 23-0027-722

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